

067.0

0004

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

786,300 / 786,300

USE VALUE:

786,300 / 786,300

ASSESSED:

786,300 / 786,300

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		RICHFIELD RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: CARNEY CHRISTINE C	
Owner 2:	
Owner 3:	

Street 1: 98 RICHFIELD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: CARNEY JOHN A -

Owner 2: CARNEY WILLIAMSON CHRISTINE -

Street 1: 98 RICHFIELD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .168 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Clapboard Exterior and 2073 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7320	Sq. Ft.	Site			0	70.	0.87	12									447,720						447,700	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							7320.000		338,100		500		447,700		786,300						43009	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					11/17/18	



## USER DEFINED

Prior Id # 1:	43009
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	02:41:28
LAST REV Date	Time
10/10/19	14:16:40
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	067.0-0004-0012.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,100	500	7,320.	447,700	786,300		Year end	12/23/2021
2021	101	FV	327,300	500	7,320.	447,700	775,500		Year End Roll	12/10/2020
2020	101	FV	327,300	500	7,320.	447,700	775,500	775,500	Year End Roll	12/18/2019
2019	101	FV	266,500	0	7,320.	415,700	682,200	682,200	Year End Roll	1/3/2019
2018	101	FV	266,500	0	7,320.	415,700	682,200	682,200	Year End Roll	12/20/2017
2017	101	FV	266,500	0	7,320.	364,600	631,100	631,100	Year End Roll	1/3/2017
2016	101	FV	266,500	0	7,320.	332,600	599,100	599,100	Year End	1/4/2016
2015	101	FV	250,900	0	7,320.	294,200	545,100	545,100	Year End Roll	12/11/2014

## SALES INFORMATION

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price		V	Tst	Verif		Notes			
CARNEY JOHN A	31055-407		12/30/1999	Family		1		No	No						
FULLERTON GEORG	19196-98		7/15/1988			167,000		No	No	4					
	19196-98		7/1/1988			167,000		No	No	Y					

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2015	256	Manual	2,000					Repair damaged wal
7/31/2000	617	Addition	15,000	O				10X20 FAMILY ROOM
7/1/1996	291		4,000					SHED DORMER

## ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS&NOTICE	BS	Barbara S
4/13/2009	Meas/Inspect	372	PATRIOT
8/22/2001	Permit Visit	PM	Peter M
4/10/2000	Inspected	263	PATRIOT
12/6/1999	Mailer Sent		
12/6/1999	Measured	163	PATRIOT
7/29/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 5	- Cape			Full Bath: 2	Rating: Good			OF=SINK IN MASTER BATH.											
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating: Average														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 2 - Clapboard				A HBth:	Rating:														
Sec Wall:		%		OthrFix: 1	Rating: Good														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				1st Res Grid   Desc: Line 1   # Units 1											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			Level   FY LR DR D K FR RR BR FB HB L O											
Color: GREEN				A Kits:	Rating:			Other											
View / Desir:				Fpl: 2	Rating: Average			Upper											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Lvl 2											
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 1											
Year Blt: 1941		Eff Yr Blt:		Location:				Lower											
Alt LUC:		Alt %:		Total Units:				Totals				RMs: 7	BRs: 3	Baths: 2	HB				
Jurisdct: G4		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:	No Unit			RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Functional:	%			Interior:	1			7	3						
Sec Int Wall: %				Economic:	%			Additions:	2000										
Partition: T - Typical				Special:	%			Kitchen:											
Prim Floors: 3 - Hardwood				Override:	%			Baths:											
Sec Floors: %				Total: 26.4 %			Plumbing:												
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ: 110.00				Heating:											
Bsmnt Gar: 1				Size Adj.: 1.23724830				General:	Totals			1	7	3					
Electric: 3 - Typical				Const Adj.: 0.98990101															
Insulation: 2 - Typical				Adj \$ / SQ: 134.723															
Int vs Ext: S				Other Features: 123200															
Heat Fuel: 1 - Oil				Grade Factor: 1.10															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 459412															
% Com Wal	% Sprinkled			Depreciation: 121285															
Depreciated Total: 338127				Final Total: 338100				Val/Su SzAd 189.09											
<b>MOBILE HOME</b>				Make:				Serial #:				Year:							
<b>SPEC FEATURES/YARD ITEMS</b>				Model:								Color:							
<b>PARCEL ID</b> 067.0-0004-0012.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	101							
19	Patio	D	Y	1	8X12	A	AV	2000	6.00	T	15.2	101			500		500		
More: N				Total Yard Items: 500				Total Special Features:				Total: 500							

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1		
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs: 7	BRs: 3	Baths: 2	HB

**SKETCH**

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,140	46.980	53,562	BMT	100	RRM		25	A
FFL	First Floor	1,140	134.720	153,584						
TQS	3/4 Story	648	134.720	87,300						

**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Net Sketched Area:	2,928			Total: 294,446						
Size Ad	1788	Gross Area	3144	FinArea	2073					

**IMAGE**

**AssessPro Patriot Properties, Inc**